



LEGEND:

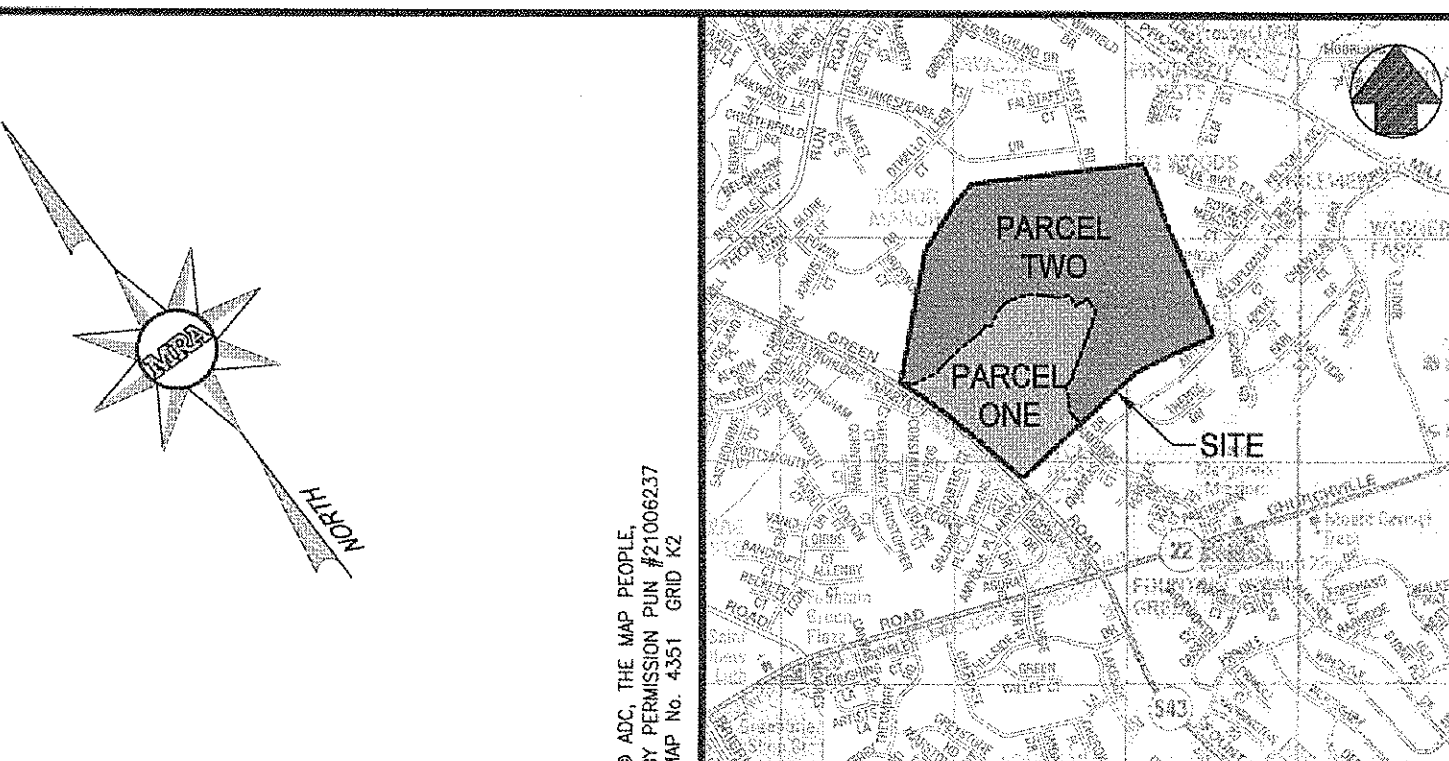
	EXISTING 2' INTERVAL CONTOUR		K&B2		SOLS LINE AND DESIGNATION
	EXISTING 10' INTERVAL CONTOUR		NW		EXISTING NONTAL WETLANDS / "WATERS OF THE U.S."
	PROPOSED 25' INTERVAL CONTOUR		WB		EXISTING NATURAL RESOURCE DISTRICT (NRD)
	PROPOSED 10' INTERVAL CONTOUR		SAN		PROPOSED LOT NUMBER
	EXISTING BUILDING		STORM DRAIN		EXISTING WATER LINE & FIRE HYDRANT
	EXISTING TREE		SANITARY SEWER		EXISTING STORM DRAIN
	EXISTING WOODY VEGETATION		WATER LINE & FIRE HYDRANT		PROPOSED SANITARY SEWER
	PROPOSED TREE LINE		10% - 25%		DENOTES AREA OF STEEP SLOPES > OR = 25%
	PROPOSED BUILDING SETBACK		ZONING LINE		
	EXISTING EASEMENT				
	EXISTING PAVEMENT				
	EXISTING FENCE				
	PROPOSED LOT LINE				
	PROPOSED CENTER LINE OF ROAD				
	PROPOSED EDGE OF PAVEMENT				
	EXISTING RIGHT-OF-WAY (R/W) LINE				
	BOUNDARY/PROPERTY LINE				
	EXISTING ADJOINING PROPERTY LINE				

ADJOINING PROPERTY OWNER LIST

TAX MAP / PARCEL	OWNER	ADDRESS	ZONING
T.M. 41 P. 132 LOT 1	HARFORD COUNTY MARYLAND	220 S. MAIN STREET, BEL AIR, MD 21014	R1
T.M. 41 P. 662 05	AMYCLAE EAST HOMEOWNERS ASSOCIATION INC.	AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 65	TIMOTHY D. MALLORY & GINA M. MALLORY	1614 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 64	RANDOLPH C. BAKER	1612 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 63	PAUL S. DUEMEL & JENNIFER A. DUEMEL	1610 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 62	YUNG JIM KIM & OK MI KIM	1608 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 61	ANNA TILGNER & WINFRED T. FELICIANO	1606 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 60	CHRISTOPHER R. MATTHEWS & CHRISTINE M. JENSEN	1604 AMYCLAE DRIVE, BEL AIR, MD 21015	R2
T.M. 41 P. 662 LOT 59	MICHAEL S. MEDWICK & LISA MEDWICK	1602 AMYCLAE DRIVE, BEL AIR, MD 21015	R2

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRO	HEAVY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
AB2	ALBINO	3-8%	LIMITED	YES	NO	YES	D
C62	CHESTER	3-8%	NO	NO	YES	NO	B
C62C	CHESTER	8-15%	NO	NO	NO	NO	B
G62	GLENGLE	15-25%	NO	YES	NO	YES	B
L62C	LUDLOW	8-15%	NO	NO	NO	NO	C
M62	MONTAJO	3-8%	NO	NO	YES	YES	B
N62	NESHAMINY	3-8%	NO	NO	YES	NO	B
N62C	NESHAMINY	8-15%	NO	NO	NO	NO	B
W62	WATCHUNG	3-8%	YES	YES	NO	YES	D



PRODUCT TYPE	PHASE ONE	FUTURE PHASES	TOTAL
INDEPENDENT LIVING VILAS	0	14	14
INDEPENDENT LIVING APARTMENTS	180	204	384
HEALTH CARE	35	80	116
TOTAL	216	298	514

PROPOSED COMMON AREA FACILITIES: 36,000± S.F. (INCLUDED IN COMMUNITY CENTER BUILDING)	BEAUTY SHOP
DINING ROOM	LIBRARY / BUSINESS CENTER
BAR / LOUNGE	GENERAL STORE
CRAFT ROOM	ADMINISTRATIVE & STAFF OFFICES
EXERCISE ROOM	MECHANICAL EQUIPMENT
GAME ROOM	MAINTENANCE / STORAGE
MULTI-PURPOSE ROOM	

PROPOSED COMMON AREA FUTURE CONSTRUCTION: 10,000± S.F. WELLNESS CENTER & CHAPEL
AREA OF NATURAL RESOURCE DISTRICT: 8,225 AC. (17.5%)
7. DENSITY: ALLOWED: 25 DU / ACRE @ 47.09 AC. = 1,177.25 DU
PROPOSED: 10.9 DU / ACRE (514 DU / 47.09 AC.)
8. BUILDING SETBACKS / REGULATIONS: CORNER 15', MINIMUM FRONTYARD SETBACK: 50', MINIMUM SIDEYARD SETBACK: 50', MINIMUM REARYARD SETBACK: 20', MINIMUM HEIGHT: 4 STORIES, MINIMUM LOT AREA: N/A, MINIMUM LOT WIDTH: 40', MAXIMUM BUILDING COVERAGE: 60%, MAXIMUM IMPERVIOUS COVERAGE: 30', MINIMUM BUILDING TO BUILDING: 30'

9. OPEN SPACE: REQUIRED: 33%, 2 ACRES ACTIVE OPEN SPACE
PROPOSED: TOTAL = 605± (28.5± AC.), ACTIVE OPEN SPACE = 3,80± AC.
OUTDOOR RECREATION AREA #1 = 0.20± AC.
OUTDOOR RECREATION AREA #2 = 0.53± AC.
OUTDOOR RECREATION AREA #3 = 0.25± AC.
OUTDOOR RECREATION AREA #4 = 1.92± AC.
OUTDOOR RECREATION AREA #5 = 0.68± AC.
AMENITIES TO BE INCLUDED IN OUTDOOR RECREATION AREAS: CONCRETE SIDEWALKS & PATIOS, RECREATIONAL TRAILS, LANDSCAPING & IRRIGATION, PET WALK, WATER FEATURES, MULTI-USE LAWN, AND OUTDOOR SHADE STRUCTURES SUCH AS GAZEBOES, PAVILIONS, ETC.
INDOOR AMENITIES - PHASE ONE: 2,600 S.F. CHART ROOM: 800 S.F., EXERCISE ROOM: 900 S.F., GAME ROOM: 450 S.F., MULTI-PURPOSE ROOM: 450 S.F.
INDOOR AMENITIES - FUTURE PHASES: 9,500 S.F. WELLNESS CENTER: 8,500 S.F.

10. PARKING: REQUIRED: 1 P.S. PER INDEPENDENT LIVING VILLA @ 14 VILAS = 14 P.S., 1 P.S. PER INDEPENDENT LIVING APT @ 410 APTS = 410 P.S., 1 P.S. PER 4 BEDS ASSISTED LIVING (HEALTH CARE) @ 90 BEDS = 23 P.S., 1 P.S. PER EMPLOYEE AT LARGEST SHEET @ 80 EMPLOYEES = 80 P.S., TOTAL = 527 P.S.
PROVIDED: PHASE ONE = 475 P.S., PHASE TWO = 237 P.S. (INCLUDES 14 GARAGES FOR VILAS), TOTAL = 712 P.S.

11. IMPERVIOUS SURFACES: ALLOWED: 60% PROPOSED: <60%
12. BUILDING COVERAGE: ALLOWED: 40% PROPOSED: 13% (5.18 AC. / 269,264 S.F.)
13. PROPOSED EMPLOYEES: 80 EMPLOYEES
14. THE ON-SITE EXISTING CONDITIONS INFORMATION IS BASED ON FIELD SURVEY BY MORRIS & RITCHIE ASSOCIATES, INC. OCTOBER 2013. OFF-SITE EXISTING CONDITIONS ARE BASED ON HARFORD COUNTY GIS INFORMATION.
15. THERE IS NO 100-YEAR FLOOD FLOODPLAIN ON-SITE PER FEMA FIRM MAP NO. 240200162 D & 240200162 D, EFFECTIVE DATE JANUARY 7, 2000.
16. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
17. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
18. THE NONTAL WETLANDS AND "WATERS OF THE U.S." ARE BASED ON A DELINEATION ORIGINALLY CONDUCTED BY ECOTONE, INC. AUGUST 2010. A REVIEW AND UPDATE WAS CONDUCTED BY ECOTONE, INC. NOVEMBER 2011.
A FIELD SURVEY OF THE NONTAL WETLANDS AND "WATERS OF THE U.S." WAS CONDUCTED BY HIGHLAND SURVEY, INC.
THE NATURAL RESOURCE DISTRICT (NRD) WAS EXPANDED IN AREAS IDENTIFIED BY HARFORD COUNTY DEPARTMENT OF PLANNING & ZONING.

19. THERE ARE NO KNOWN HISTORIC SITES ON-SITE.
20. EXISTING STRUCTURES LOCATED ON-SITE HAVE BEEN REPAIRED.
21. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC., SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
22. A WAIVER WILL BE REQUIRED TO ALLOW THE REMOVAL OF SPECIMEN TREES ON-SITE.
23. A FOREST STAND DELINEATION PREPARED BY GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC., WAS APPROVED MAY 5, 2014.
24. A CONCEPT PLAN PREPARED BY MORRIS & RITCHIE ASSOCIATES, INC. WAS APPROVED JUNE 30, 2014.
25. THE CONTINUING CARE RETIREMENT COMMUNITY SHALL BEAR THE OWNERSHIP AND BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND AREAS OF OPEN SPACE LOCATED ON PARCEL ONE.

PLAN TYPE: S
PLAN NO.: 14-087
SERIES NO.: 2
DATE: 9/22/14
DRAFTER: DAC/DUE

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MD 21009
(410) 515-9000
FAX: (410) 515-9002
MRAGTA.COM
© 2014 MORRIS & RITCHIE ASSOCIATES, INC.

SERIES TWO SITE PLAN
FOR
CARNS RUN
AT
EVA MAR
THIRD ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 18077/17613
09/22/2014	REVISED ADDRESS DAC COMMENTS.	SCALE: 1" = 100'
		DATE: 07/08/2014
		DRAWN BY: MVM
		DESIGN BY: MVM/AGD
		REVIEW BY: JMK/PTM
		SHEET: 1 OF 1